



**Miami-Dade County**  
**Department of Planning and Zoning**

**Hearing History**

**Hearing #:** Z2006000158

**STR:** 04-55-40

**Aplicant:** VELASCO LTD PARTNERSHIP HOLDINGS, INC

<b>YEAR</b>	<b>APPLICANT</b>	<b>REQUEST</b>	<b>RESOLUTION</b>	<b>BOARD</b>	<b>DECISION</b>
1964	WILLIAM L. WARD, JR.	Var. 34,042 to 38,962sf. (1 acre req) & abut 25' easement.	2ZAB33964	ZAB	APPROVED WITH CONDITION(S)
1979	Henry & Mary Fierro	N.U.V. of lot frntg. & area & setback & prvt. easements.	4ZAB12379	ZAB	APPROVED WITH CONDITION(S)

## RESOLUTION NO. 4-ZAB-123-79

The following resolution was offered by Mrs. Lillian Dickmon, seconded by Mrs. Betty S. Page, and upon poll of members present, the vote was as follows:

Thelma Damewood	aye	Margaret C. Nelson	absent
Jose A. Losa	aye	Betty S. Page	aye
Lillian Dickmon	aye	Murray Sisselman	aye
K. Jollivette Frazier	absent	Edward G. Coll, Jr.	absent
Peter Goldring	absent		

WHEREAS, HENRY E. & MARY C. FIERRO have applied for the following:

- (1) SPECIAL EXCEPTION OF ZONING REGULATIONS requiring all uses to abut on a public street or road; to waive same to permit a platted lot (Lot 3) to be served by a private easement.
- (2) VARIANCE OF SUBDIVISION REGULATIONS requiring each lot to have access to a public street; to waive same to permit a platted lot (Lot 3) to be served by a private easement.
- (3) VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit the aforementioned Lot 3 with a frontage of 25' (125' required) as a proposed single family building site.

Survey is on file and may be examined in the Zoning Department prepared by Robert Schuler and Assoc. and dated May 31, 1978.

SUBJECT PROPERTY: Lots 1, 2, and 3, WARD'S WOODS SUB., Plat book 79, Page 7.

LOCATION: 9310 S.W. 94 Avenue, Dade County, Florida.

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and variance of lot frontage requirements would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance; and that the requested variance of subdivision regulations is justified and would meet the requirements of the Subdivision Code and should be approved;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board that the requested special exception of zoning regulations and variance of lot frontage requirements be and the same are hereby approved.

#99 Subject property

4-Zab-123-79



BE IT FURTHER RESOLVED that the requested variance of subdivision regulations be and the same is hereby approved subject to the 25' wide easement being located where S.W. 94 Avenue is vacated; the approval being based on the following:

- A. That there are special circumstances and conditions affecting the property and the strict application of the provisions of this chapter would deprive the applicants of the reasonable use of the land in that requiring the continuance of the public road would place unnecessary hardship on the applicants and unnecessary expense to the County in order to maintain a road that in actuality serves only one platted lot.
- B. That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicants. The granting of this variance is necessary in order that the applicants may enjoy the privacy of a large heavily wooded parcel.
- C. That the granting of the variance will not be detrimental to the public welfare or injurious to the other property in the territory in which the property is situated. The approval of the requested variance will preserve the public welfare and protect property values in the area, since the private easement will be an attractive and a more practical way of servicing the existing single lot.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department.

PASSED AND ADOPTED this 15th day of March, 1979.

Heard 3/15/79  
No. 79-3-39  
nc



RESOLUTION NO. 2-ZAB-339-64

The following resolution was offered by Mr. Harry K. Hurst,  
seconded by Mr. I. Tommy Thomas, and upon poll of members present,  
the vote was as follows:

Paul Brockman	aye	G. C. Paden	aye
Joseph Fields	aye	Frank F. Reynolds	aye
Carl Gardner	aye	I. Tommy Thomas	aye
Joseph H. Gardner	aye	Martin Woolin	aye
Harry K. Hurst	aye	Andrew Lee	aye
John W. Morton	absent		

WHEREAS, William L. Ward, Jr., has applied for the following:

VARIANCE of lot area requirements, to permit the recording of a plat,  
two lots of which vary in land area from 34,042 to 38,962 (1 acre required)  
sq. ft. (the minimum of the aforementioned lots contains a 9,500 sq. ft.  
lake comprising a total lot area of 43,042 sq. ft.), AND

VARIANCE of zoning regulations requiring all lots to abut on a public  
street or road, to permit the N/ly three lots to front on a temporary 25'  
easement to SW 94 St. along the E. and N. portion of said property  
in lieu of the required street or road, AND

VARIANCE of setback requirements, to permit a 25' (50' required) front (E)  
setback from the cul de sac on the interior lot.

SUBJECT PROPERTY: <sup>NW $\frac{1}{4}$  of</sup> E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 4, Township 55 South, Range  
40 East, less S. 265.5' of W. 164.07' thereof.

LOCATION: N. side SW 94 St. (Pendry Dr.), E. of theo. SW 94 Ct.,  
Dade County, Florida, and

WHEREAS, an inspection of the subject property was made and a  
public hearing of the Metropolitan Dade County Zoning Appeals Board  
was advertised and held, as required by law, and all interested  
parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given  
to the matter, it is the opinion of this Board that the requested  
variances would be in harmony with the general purpose and intent  
of the regulation and would conform with the requirements and  
intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County  
Zoning Appeals Board that the requested variances be and the same  
are hereby approved, subject to the following conditions:

1. That the temporary easement be permitted until such time as  
dedicated and improved access is provided to the property  
from the adjacent area.
2. That a plat of the property be recorded before any permits  
are issued.

The Zoning Director is hereby directed to make the necessary  
notations upon the maps and records of the Dade County Building and  
Zoning Department and to issue all permits in accordance with the  
terms and conditions of this Resolution.

PASSED AND ADOPTED this 17th day of June, 1964.

Heard 6/17/64

No. 64-6-38

6/24/64

hf

#12 Subject  
Property

2-ZAB-339-64